



Clockmill Road  
Walsall, WS3 4AH  
**Offers In Excess Of £180,000**



**\*\* SPACIOUS END TERRACED HOME \*\* NO ONWARD CHAIN  
\*\* EXTENDED AND IN NEED OF MODERNISATION \*\* TWO  
DOUBLE BEDROOMS \*\* FIRST FLOOR BATHROOM \*\*  
DOWNSTAIRS WC \*\* TWO RECEPTION ROOMS \*\* KITCHEN  
\*\* PARKING BAY AND REAR GARDEN \*\***

Traditional end of terraced home having been extended and conveniently located with easy access to local schools, shops, bus routes and amenities. This home is deceptively spacious offering generous accommodation across two floors for first time buyers, INVESTORS and families.

Upon entering the porch gives access to a useful store room and a spacious main living room, there is a middle sitting dining room, kitchen, rear lobby with access to a guest WC.

On the first floor, there are two double sized bedrooms and a family bathroom.

There is a private rear garden and front driveway/parking bay.



**Reception hall**

**Store room**

**Living room** 13' 9" X 12' 7" (4.21m X 3.84m)

**Sitting dining room** 11' 10" X 9' 6" (3.62m X 2.90m)

**Kitchen** 9' 6" X 8' 8" (2.91m X 2.66m)

**Rear lobby**

**WC**

**First Floor Landing**

**Bedroom One** 12' 6" X 10' 8" (3.82m X 3.26m)

**Bedroom Two** 12' 9" X 8' 10" (3.91m X 2.70m)

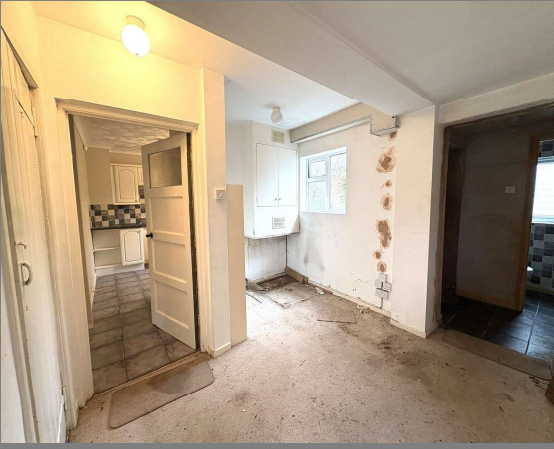
**Bathroom**

**Front drive parking bay**

**Private rear garden**

**BUYERS INFORMATION**





**TENURE:** Freehold References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND:** B

**EPC RATING:**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.



**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, levels and any other items that are indicated are not intended to be taken as any warranty, admission or representation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and legal advisers accept no liability for any errors or omissions as to their accuracy or otherwise can be given.  
 Made and Approved: 1/2/2016

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**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED :** .....

**DATE :** .....

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR